

# Welcome! We'll get started shortly!

**Scan the QR code to  
answer a few questions.**



## To Dial In:

Meeting ID: 871 8621 5075

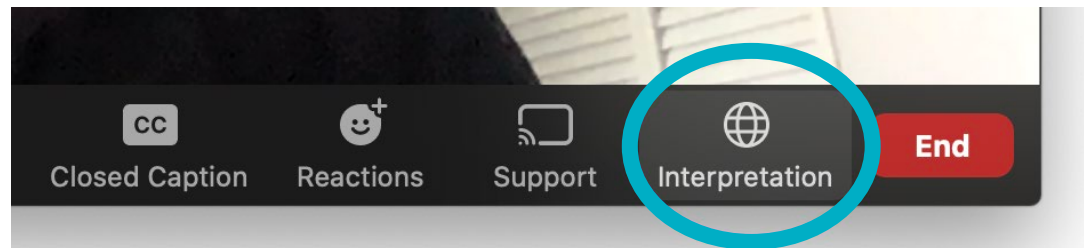
Passcode: 248650

Dial: 1 (646) 931-3860

Enter Meeting ID: 87186215075#

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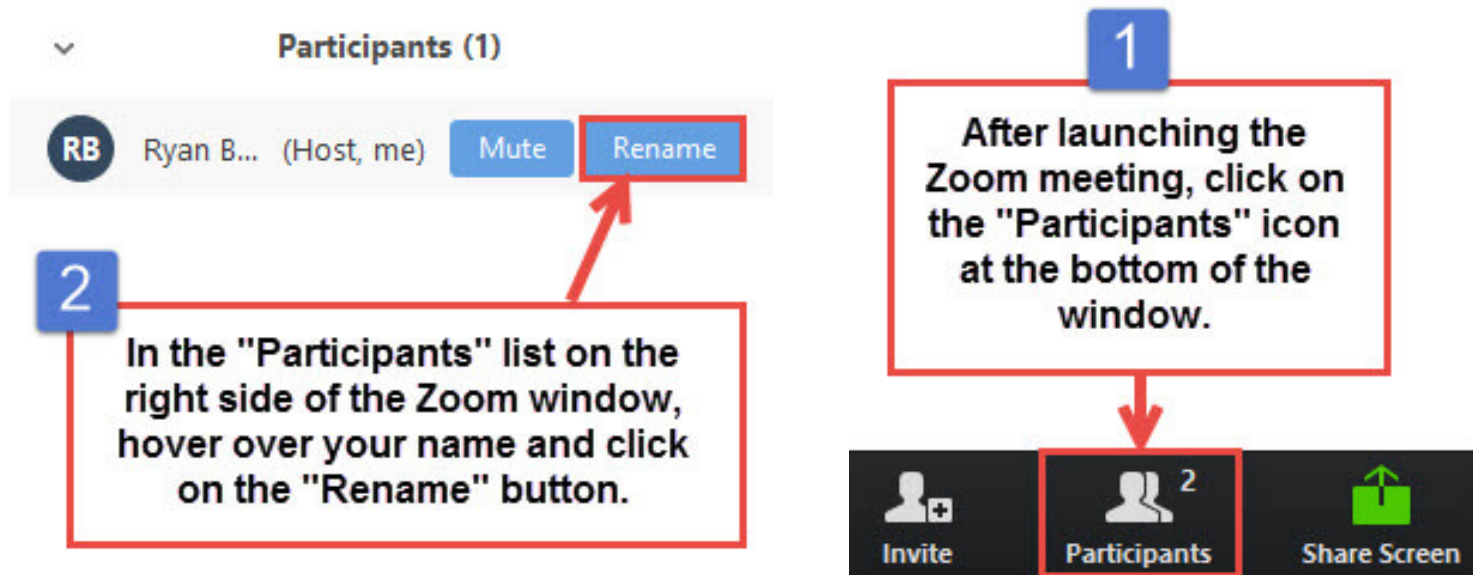
**To listen in Spanish**  
*Para escuchar en Espanol*



# Zoom Set Up

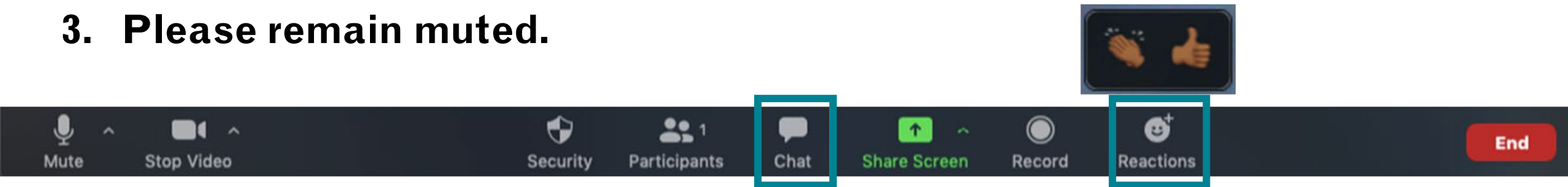
## How to Rename Yourself:

- **Name, Organization, Pronouns (Language translation if required)**
- **Example: Annabelle, HPD, she/her (esp)**



# Zoom Set Up

1. Click on “**Reactions**” and give a thumbs up if you can hear
2. Open “**Chat**” to submit questions and comments during presentation.
  - Feel free to start by sharing your organization or neighborhood affiliation.
3. Please remain muted.



# Public Meeting Guidelines

- 1. The following will not be tolerated and can result in removal from the meeting:**
  - **Use of obscenities**
  - **Racist, classist, homophobic, or transphobic language**
- 2. Feel free to use the chat feature to ask questions throughout the presentation.**
  - **All questions will be answered during the Q&A portion of the meeting.**
- 3. This presentation is being recorded. By remaining in the meeting, you are consenting to being recorded.**



# Affordable Housing Coming to Jersey Street!



April 25, 2023

## Community Visioning Workshop

**NYC**  
Department of  
Housing Preservation  
& Development  
Office of Neighborhood  
Strategies



# Agenda

**6:00 – Opening Remarks and Presentation**

**6:30 – Enter Breakout Rooms**

**Activity 1: "More Than Affordable Housing"**

**7:10 – Activity 2: "What Type of Affordable Housing?"**

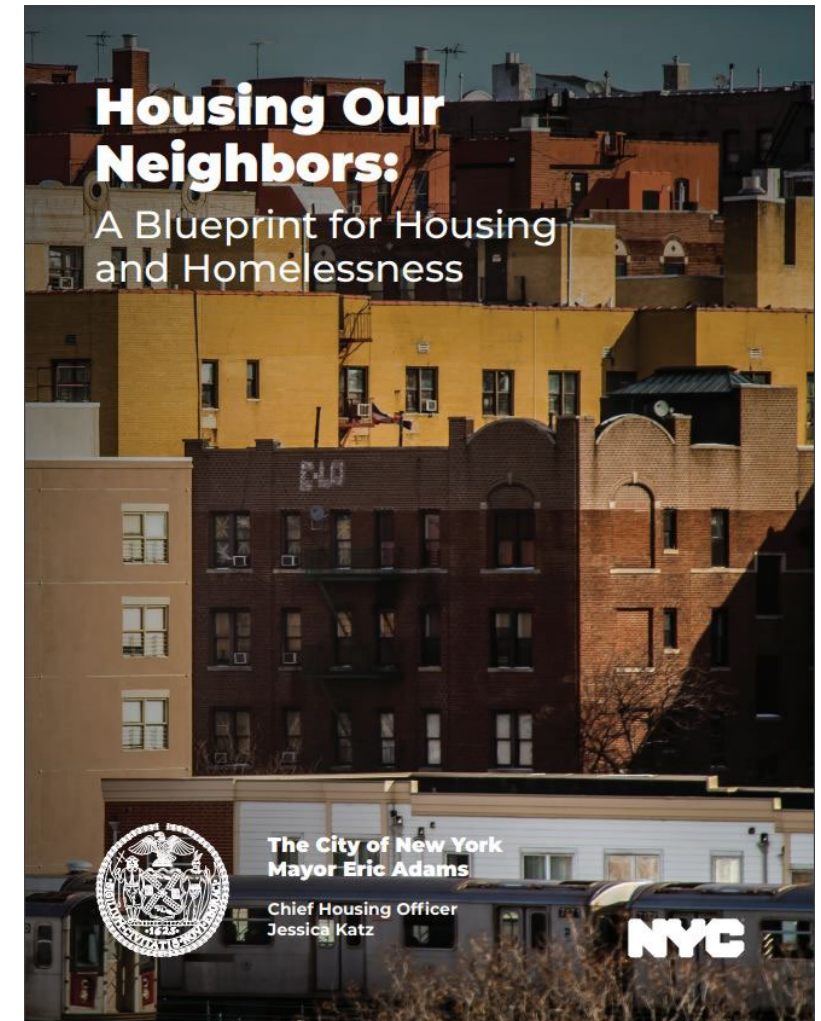
**7:45 – Next Steps and Q&A**

# NYC Housing Preservation and Development

## Planning for Housing in NYC

### **Adams Administration Housing Plan:** *Housing Our Neighbors: A Blueprint for Housing and Homelessness*

1. Transform NYCHA
2. Address Homelessness and Housing Instability
3. Create and Preserve Affordable Housing
4. Improve the Health and Safety of New Yorkers
5. Reduce Administrative Burden



# NYC Housing Preservation and Development

## Our Mission

### 1. Ensure housing quality

- Conducted **738,000** inspections and issued **731,000** housing violations in 2021

### 2. Preserve existing affordable housing and create new affordable housing

- Since 2014: **65,000** new affordable homes financed and **135,000** existing affordable homes preserved

### 3. Engaging New Yorkers to build and sustain neighborhood strength and diversity

- Neighborhood plans
- Education and outreach about housing resources and rights
- RFP engagement for public sites!



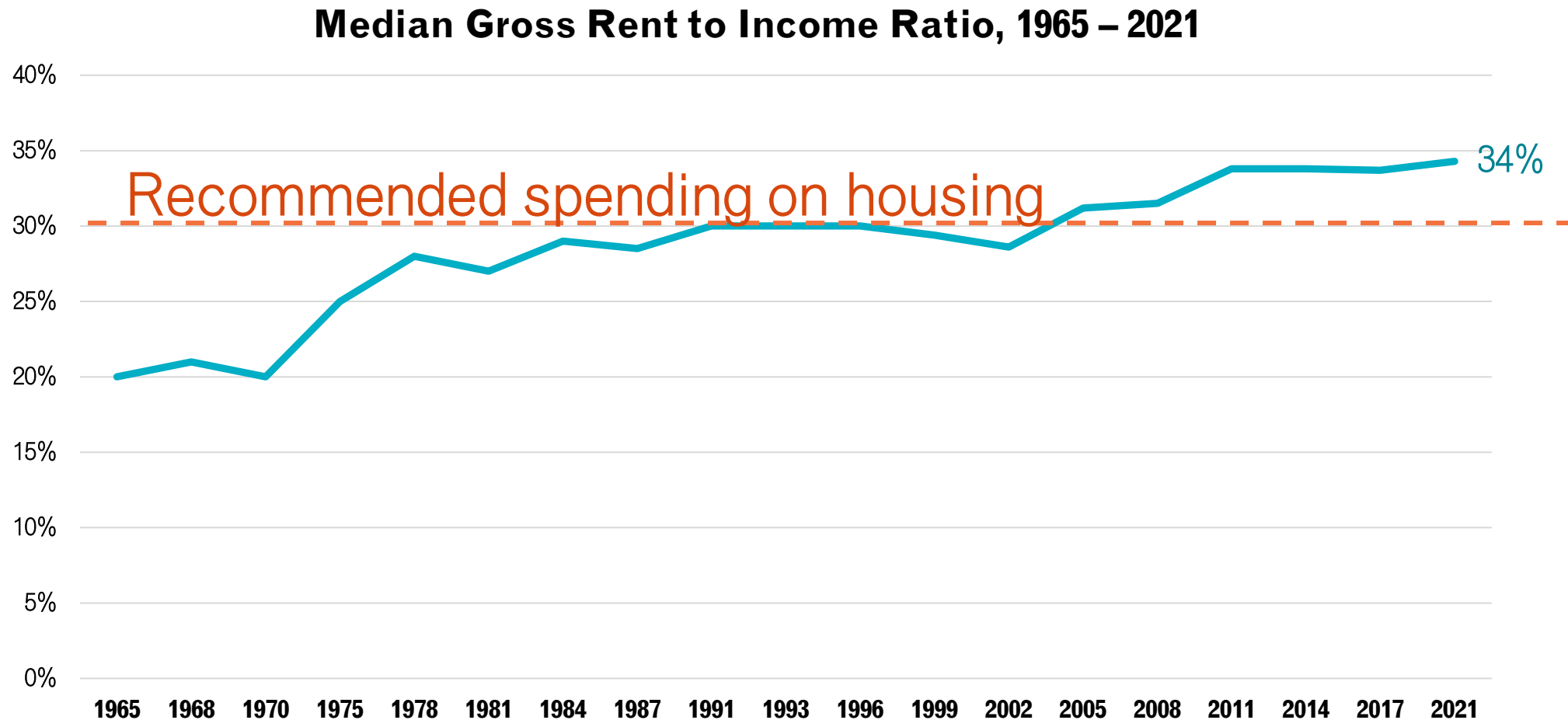


An aerial photograph of a city construction site. In the foreground, there is a large area of demolition and construction, with a yellow excavator visible. A large, multi-story building is under construction in the middle ground, featuring a grid of steel beams. The background shows a dense urban landscape with various buildings and a clear sky. The image has a color gradient overlay, transitioning from a warm orange-brown on the left to a cool blue on the right.

**Why do we build  
affordable housing?**

# Why do we Build Affordable Housing?

## Housing costs are too high



Source: NYC Housing and Vacancy Survey, 1965-2021. US Census Bureau/NYC HPD

# Why do we Build Affordable Housing?

## Housing costs are too high on Staten Island

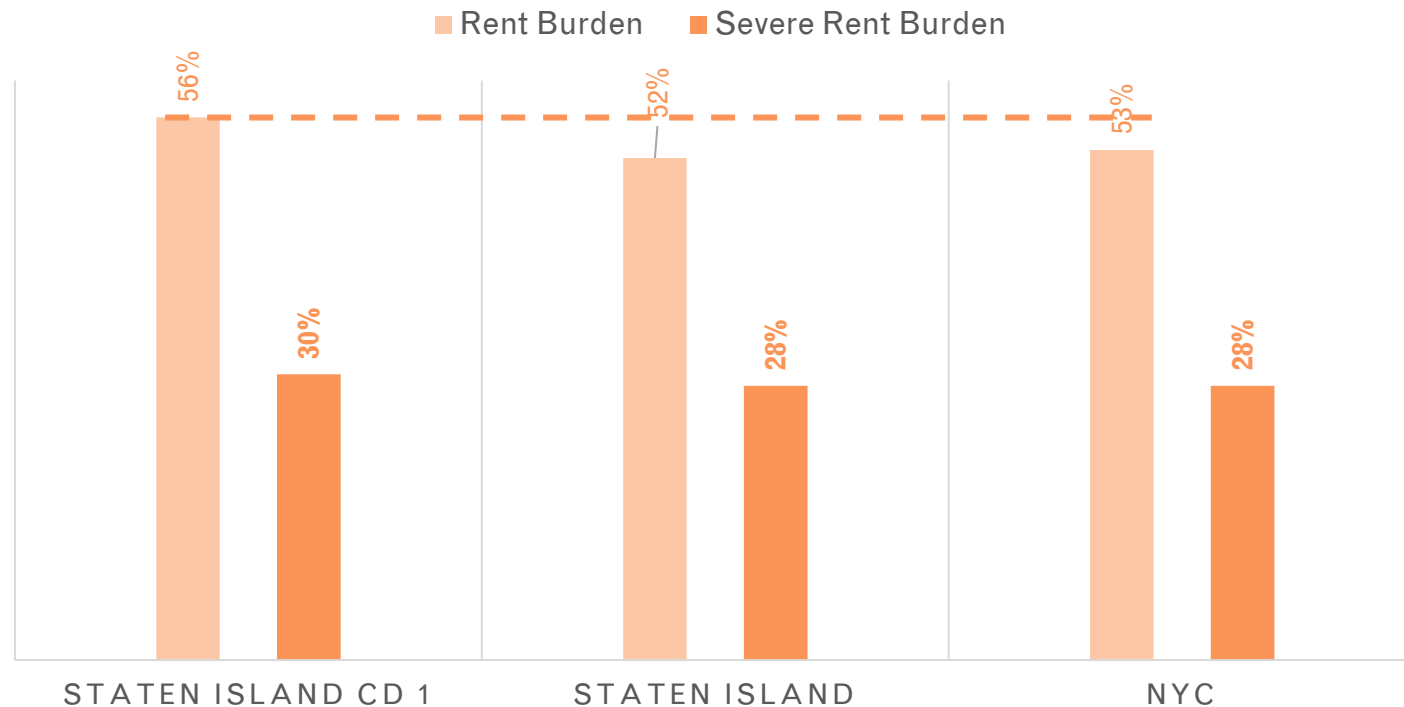


**+50%** of renters on Staten Island's North Shore are **rent burdened**

**~30%** of renters on Staten Island's North Shore are **paying 50% or more of their income on rent**

**!!** Staten Island's North Shore has higher rates of rent burden and severe rent burden than Staten Island and NYC

### RENT BURDEN & SEVERE RENT BURDEN: COMMUNITY DISTRICT, BOROUGH, CITY



Source: NYC Equitable Development Data Explorer

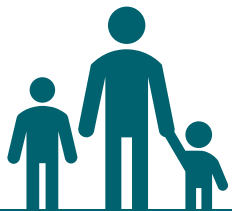


# Why do we Build Affordable Housing? Housing Costs Are Too High



*A 3-person family seeks housing:*

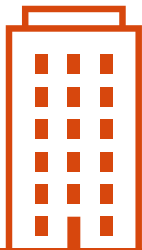
Salary



**\$4,166/month**

*An office worker  
with 2 children  
making  
\$50,000 a year\**

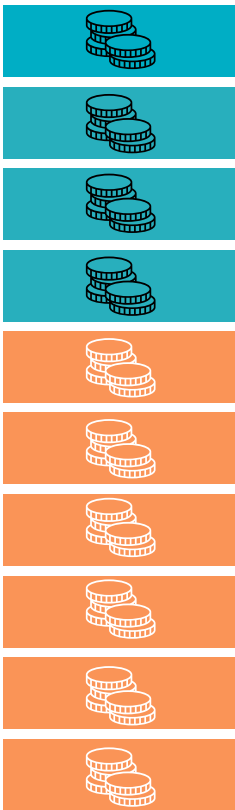
Rent



**\$2,451/month**

*Average  
2-bedroom  
apartment  
available in  
NYC*

Remaining  
income:  
**\$1,715**



60%

30%

Family Income  
Spent on Rent

Recommended  
max. rent burden

\*Based on Median household income  
of NYC renters

Source: 2021 New York City Housing and Vacancy Survey  
HUD 2023 Fair Market Rent

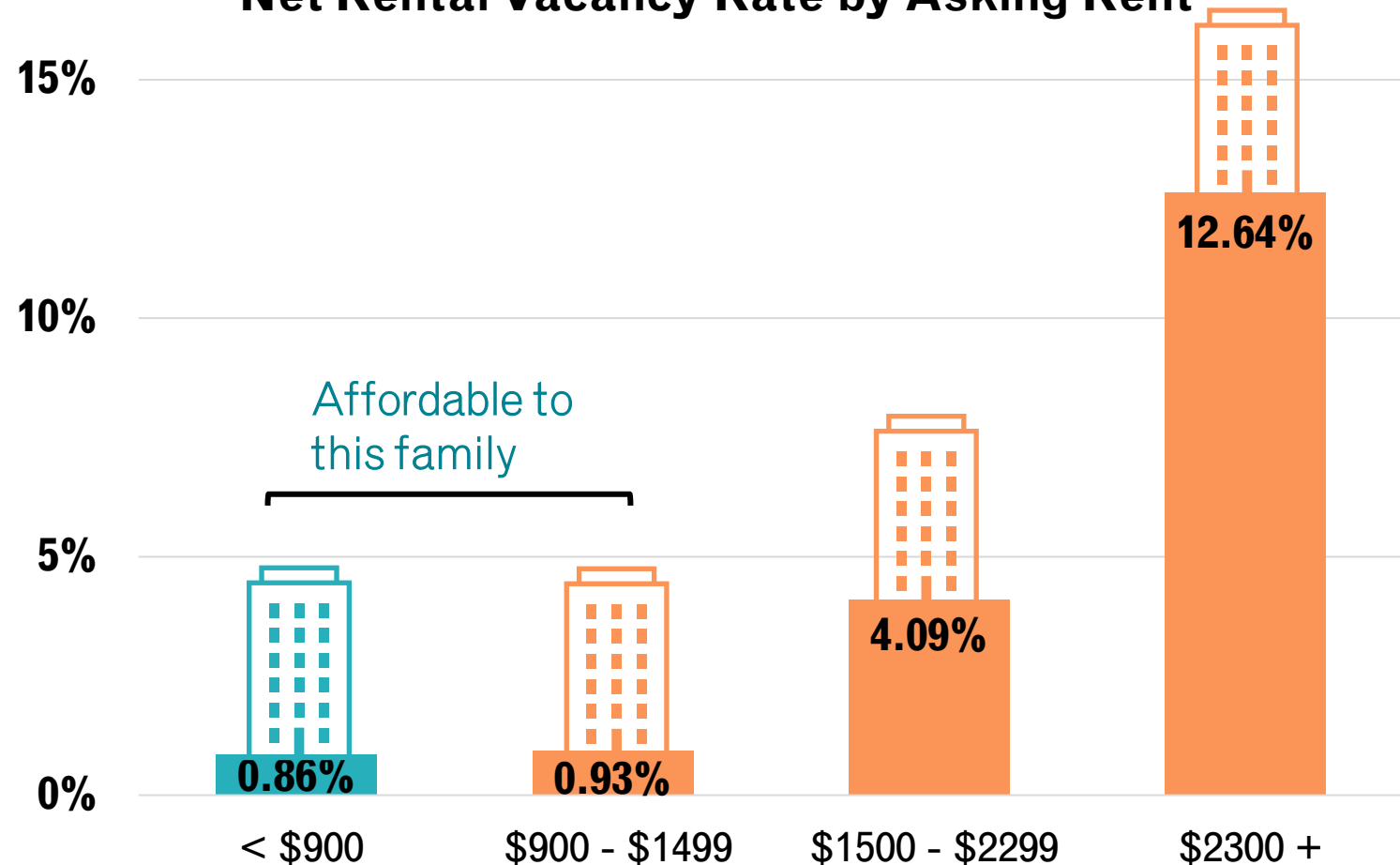
# Why do we Build Affordable Housing? There Are Not Enough Available Homes



**\$ 4,166 /month**

*An office worker with two children*

## Net Rental Vacancy Rate by Asking Rent



Source: NYCHVS, 2021

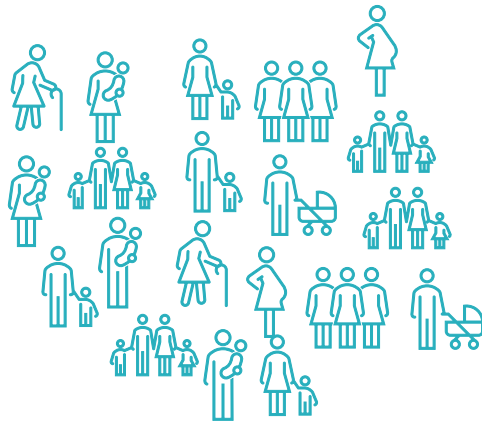
# Why do we Build Affordable Housing? There Are Not Enough Available Homes

## Growth on Staten Island's North Shore, 2010-2020

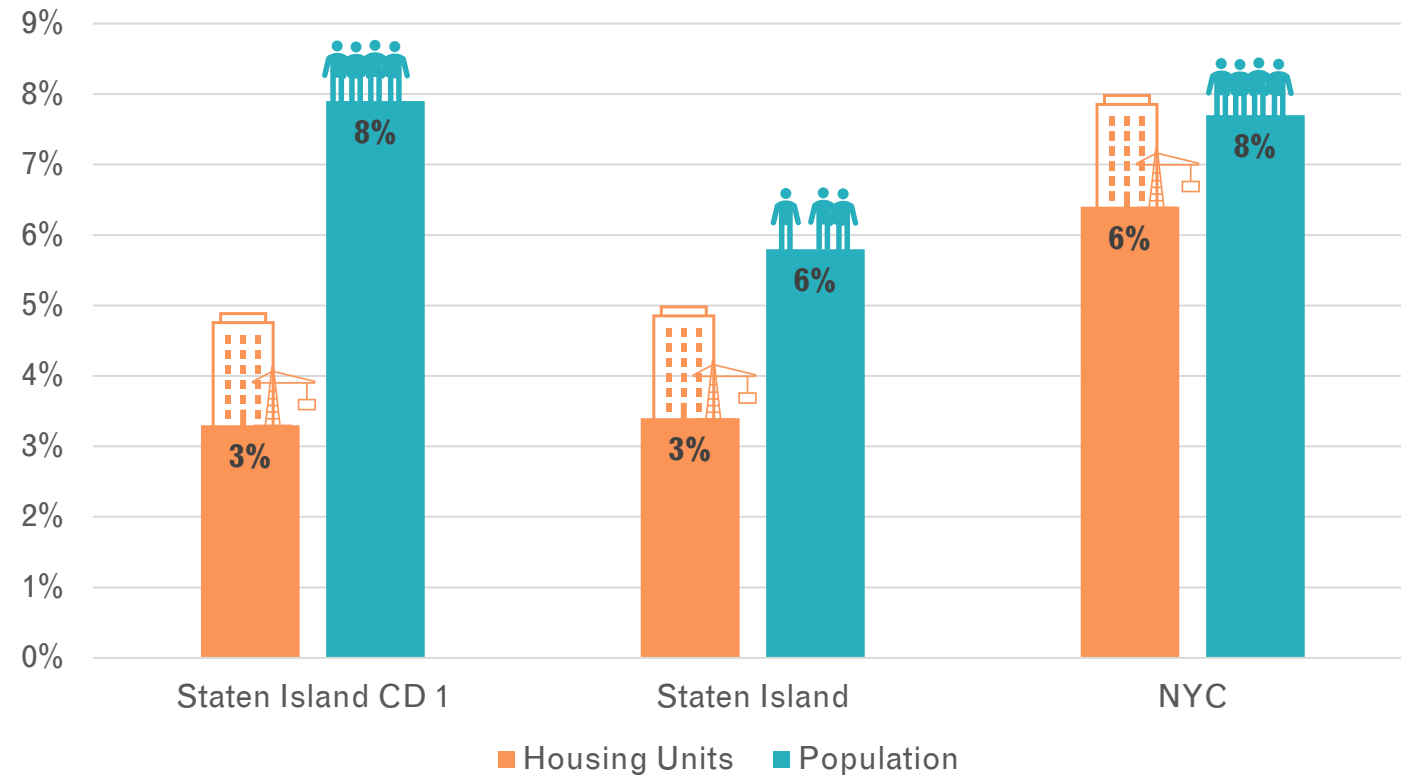
**+3%**  
Housing Units  
Increase



**+8%**  
Population  
Increase



## % Change in Housing vs Population, 2010-2020



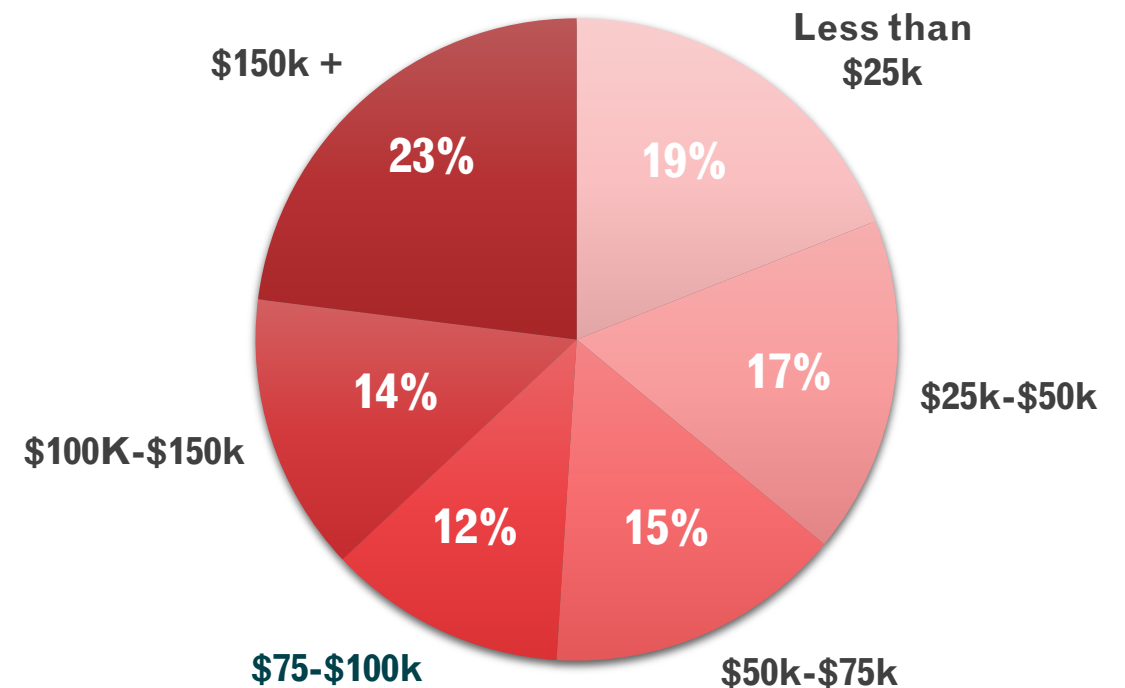
Source: NYC Department of City Planning Housing Database 2020 Q4 and Census 2010, 2020; Community Profile Tables 4.01 and 1.01



# Incomes in the Community District

- **Staten Island's North Shore has a wide range of household incomes**

Annual Incomes in Staten Island CD 1



Source: "S1901: Income in the past 12 months (in 2021 Inflation-adjusted dollars)." *2021 American Community Survey Five Year Estimates*.  
U.S. Census Bureau



# We Need to Build More Affordable Housing on Staten Island



539  
Jersey  
Street



# New Affordable Housing at Jersey Street Site Description

- **City-owned property currently under Department of Sanitation (DSNY) jurisdiction.**
- **Between St. George, Tompkinsville, and New Brighton.**
- **DSNY will relocate facility to Fresh Kills.**
- **Redevelopment Opportunity:**
  - **Income restricted housing**
  - **New ground floor retail and/or community facility**





# New Affordable Housing at Jersey Street Site History

1900s - **Trolley Depot**

1920s - **Bus Depot**

1950s - **DSNY Garage**



# New Affordable Housing at Jersey Street

## Previous Planning Efforts

- **City Council approval for this site as part of 2019 Bay Street Rezoning**
- **Bay Street Points of Agreement:**
  - Approx. 223 units affordable housing
  - 90+ senior units
  - >25% of units reserved for Very Low and Extremely Low-income households
  - Community-serving ground floor uses
- **CB1 and BP Oddo approved/ recommended with conditions**





# New Affordable Housing at Jersey Street

## 2019 Bay Street Corridor Presentation



**FOR ILLUSTRATIVE  
PURPOSES ONLY**



# New Affordable Housing at Jersey Street

## Request For Proposals Process



# New Affordable Housing at Jersey Street

## Next Steps

<b>Virtual Workshop</b>	<b>Attend New Brighton Civic</b>	<b>Questionnaire and Commenting Period Close</b>	<b>Community Visioning Report Release</b>	<b>CB1 Report Back Meeting</b>	<b>RFP Release!</b>
<b>April 25, 2023</b>	<b>April 27, 2023</b>	<b>May 1, 2023</b>	<b>May-June 2023</b>	<b>June 2023</b>	<b>Summer 2023</b>
		Questionnaire and Public Comments Map can be accessed through the project website.	Summary of community engagement.	Walk through the report and discuss next steps.	

### Tabling:

**St. George NYPL**  
**St. George Greenmarket**  
**Car-Free Earth Day**  
**HPD Van next to the site**

[www.nyc.gov/jersey-street-rfp](http://www.nyc.gov/jersey-street-rfp)

# New Affordable Housing at Jersey Street

## Workshop Agenda

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# Activities Preview

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# Q&A

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